

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: October 19, 2017****DEVELOPMENT NAME**

Doug Shephard-MedQuest Associates, Inc.

LOCATION6576 Airport Boulevard
(North side of Airport Boulevard, 265'± East of Huntleigh Way)**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

B-1, Buffer Business

AREA OF PROPERTY

1 Lot / 0.49± Acre

CONTEMPLATED USE

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking along with multiple buildings on a single building site to allow the addition of a temporary mobile "open MRI" trailer.

**TIME SCHEDULE
FOR DEVELOPMENT**

None given.

**ENGINEERING
COMMENTS**

PLAN:

ADD THE FOLLOWING NOTES TO THE PUD SITE

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land

Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.

5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING Site is limited to its existing curb cut, with any changes in size location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

URBAN FORESTRY

COMMENTS

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

REMARKS

The applicant is requesting Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access and parking along with multiple buildings on a single building site to allow the addition of a temporary mobile "open MRI" trailer.

Planned Unit Development (PUD) review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site-plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities. PUD approval expires in one year if no permits are obtained.

The site has been given a Mixed Commercial Corridor land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The site is one lot of a three-lot Subdivision, Airport-Providence Subdivision, approved by the Commission in 2012, with an accompanying PUD for shared access, parking and maneuvering between multiple building sites. The applicant now wishes to amend the PUD as it pertains to Lot A to add a temporary mobile "Open MRI" station, thus the need for additional PUD approval.

The applicant states:

"The 4,800-sf office building on Lot A of the Airport-Providence Subdivision will be utilizing a temporary mobile "Open MRI" station, which will consist of a 70-ft tractor trailer. The trailer will be parked on the North side of the building. The trailer will occupy six parking spaces; however, the site still meets required parking spaces. 51 parking spaces are required and 73 spaces are provided. (see provided parking data).

"There will be an ADA access ramp constructed on the North side of the building to provide access between the building and the mobile MRI station."

The site plan provided indicates that no changes are proposed on the other two lots within the original PUD approval. As indicated in the parking calculations for the over-all site, the cumulative square footages of all three buildings require 51 parking spaces. 73 parking spaces will still be provided after the location of the MRI trailer which will occupy 6 existing spaces. The site plan indicates that the trailer will be located completely out of vehicular access and maneuvering areas. Therefore, the addition of the trailer should have no negative impact on the site parking and traffic flow. The location of the trailer is also indicated to sufficiently meet the required setback off adjacent residential property to the East of the site. As the trailer is proposed to be completely within the existing parking area, no required landscaping or tree plantings will be disturbed.

It should be noted that a time frame was not provided regarding the “temporary” aspect of the request. Thus, the Planning Commission may wish to place a time constraint on the approval of the mobile MRI station.

A photometric plan is not required due to the limited scope of the project; however, any new site lighting is to comply with Section 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance.

A condition of approval of the previous PUD for the site required the revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curbside or via private pick-up service. However, a review of the revised site plan does not indicate that condition was met. The current site plan does not address trash collection; therefore the site plan should be revised to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, and with a compliant sanitary sewer connection, or a note should be placed on the site plan stating that trash collection will be curbside or via private pick-up service.

RECOMMENDATION

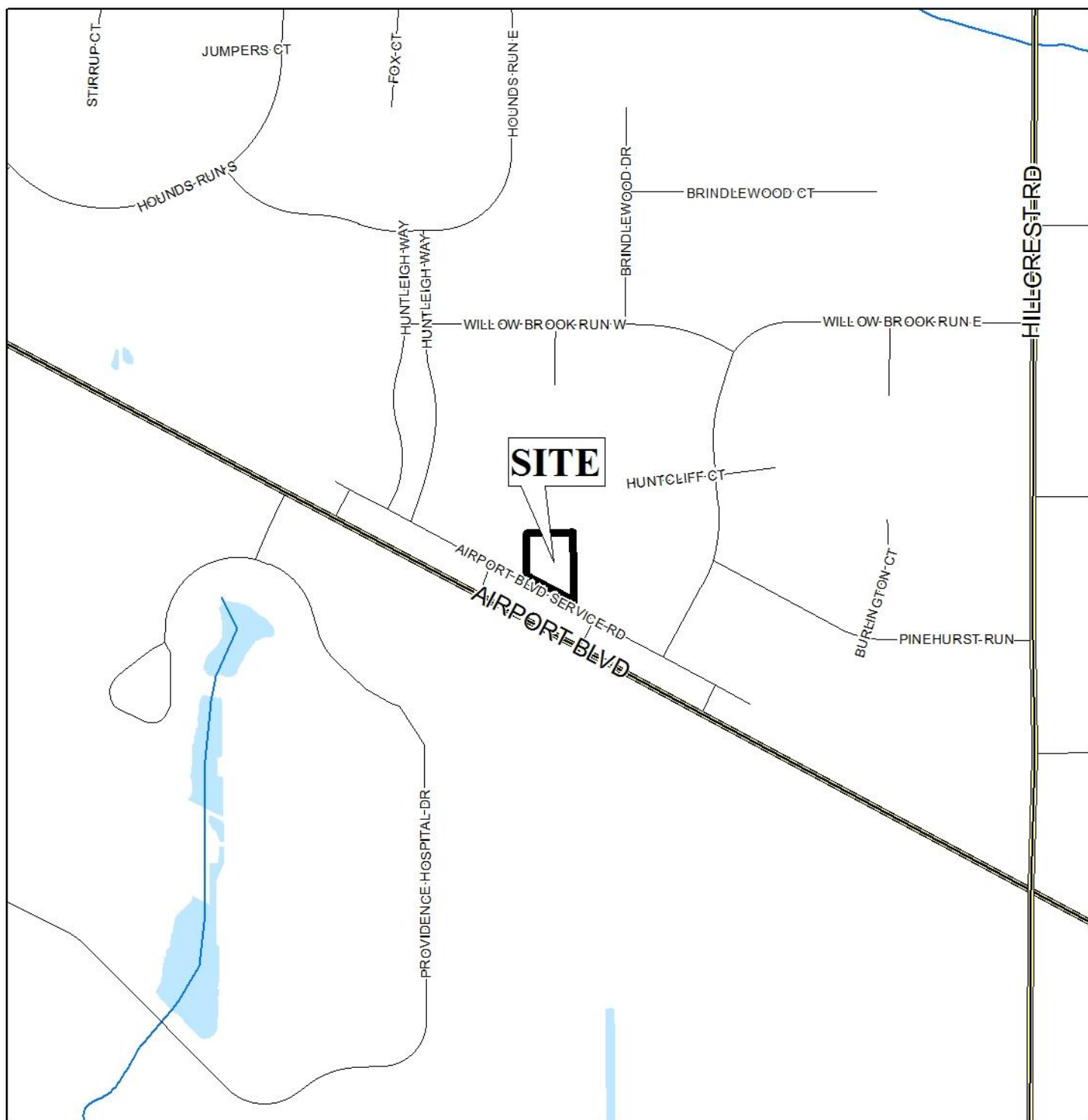
Based upon the preceding, this application is recommended for approval, subject to the following conditions:

- 1) placement of a note on the site plan stating that the mobile MRI station is not to remain on site for more than one year from the date of its initial placement;
- 2) compliance with Sections 64-4.A.2. and 64-6.A.3. of the Zoning Ordinance if any new site lighting is proposed;
- 3) revision of the site plan to provide a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance, with a compliant sanitary sewer connection, or the placement of a note on the site plan stating that trash collection will be curbside or via private pick-up service;
- 4) obtaining of all necessary permits for the placement of the trailer unit on the site;
- 5) subject to the Engineering comments: *[ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be*

required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 6) *subject to the Traffic Engineering comments: (Site is limited to its existing curb cut, with any changes in size location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) *subject to the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).];*
- 8) *subject to the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];*
- 9) *submittal to and approval by Planning and Zoning of a revised site plan showing any revisions required; and*
- 10) *full compliance with all other municipal codes and ordinances.*

LOCATOR MAP



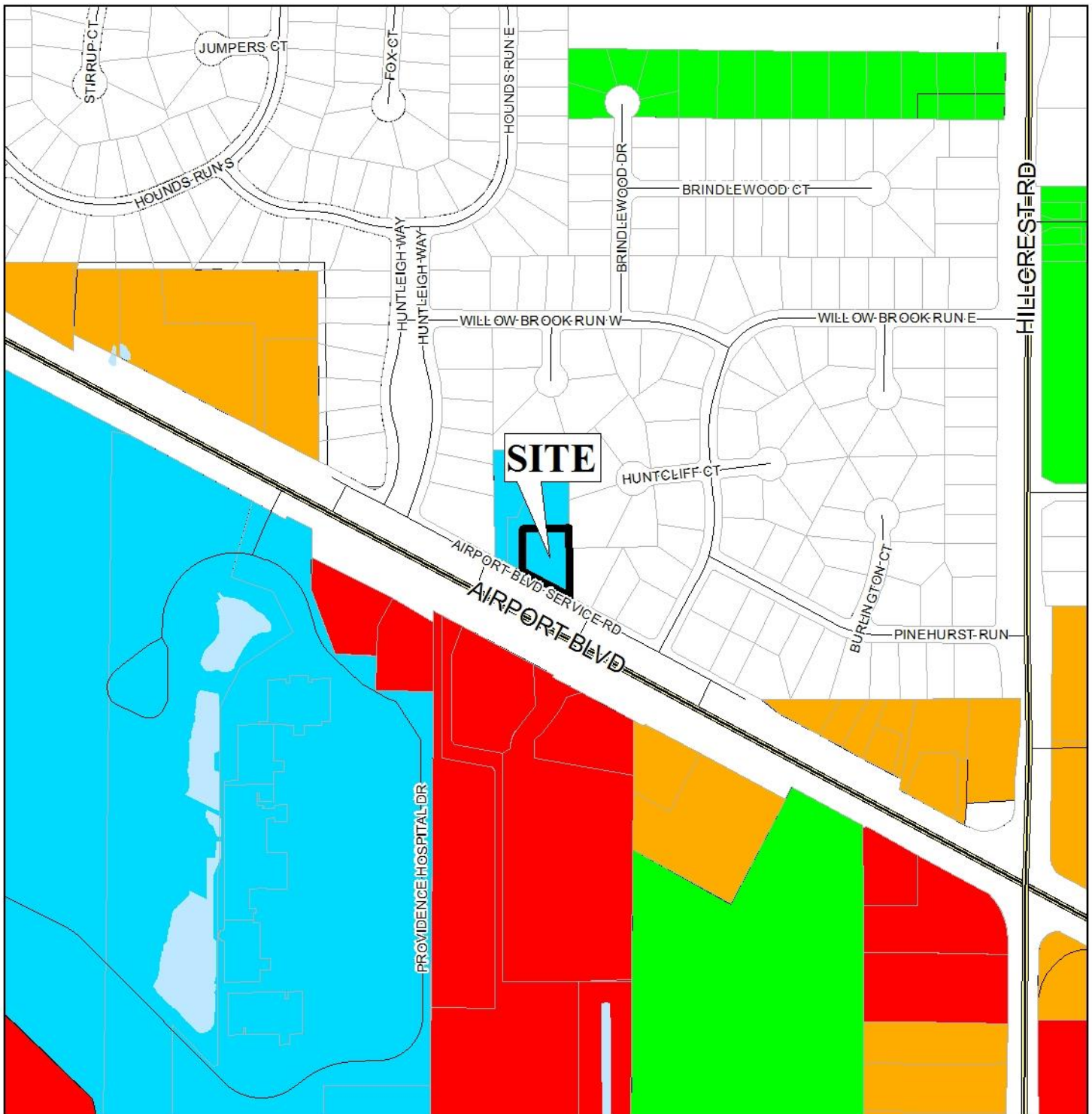
APPLICATION NUMBER 13 DATE October 19, 2017

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REQUEST Planned Unit Development



LOCATOR ZONING MAP



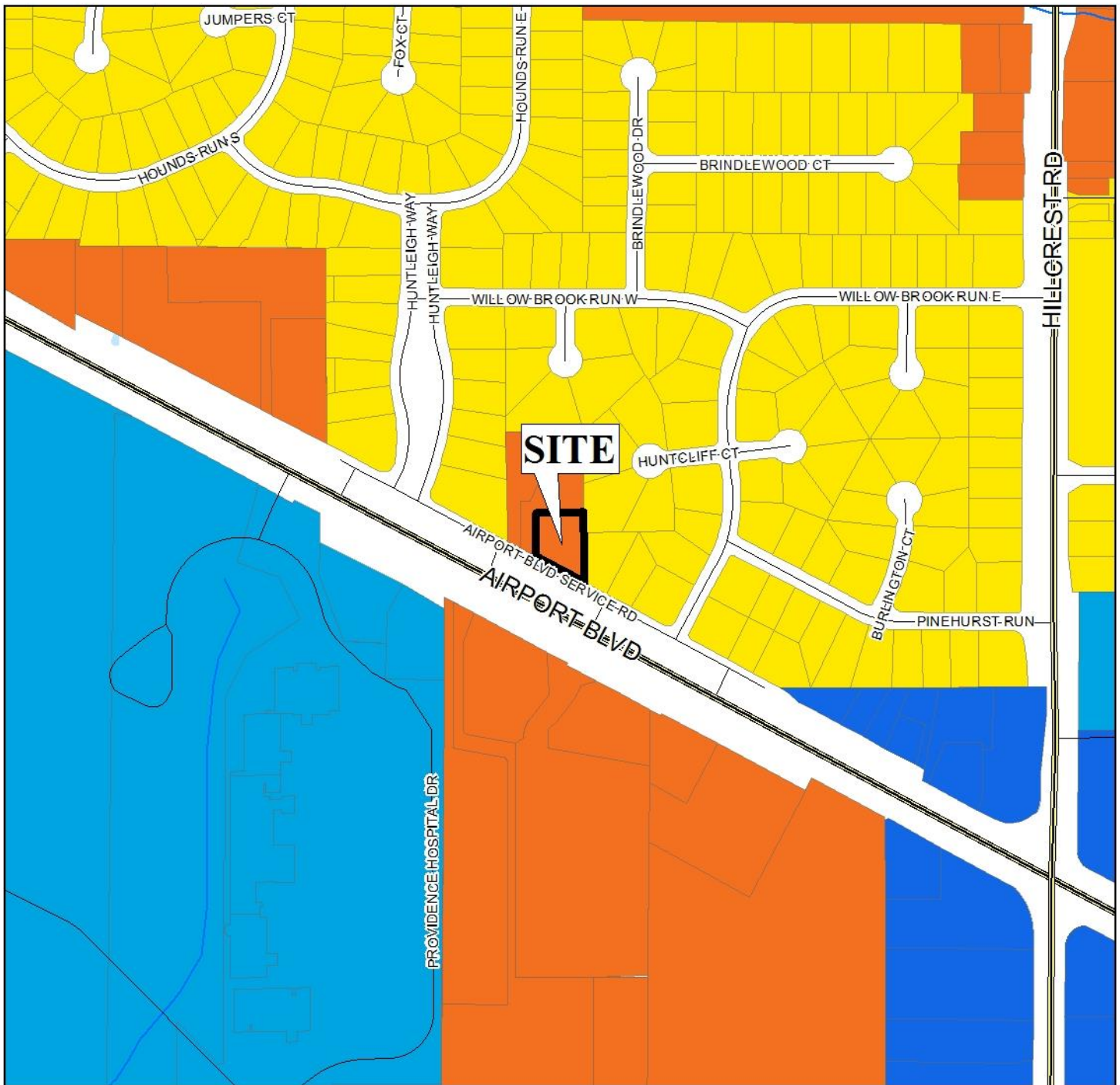
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FLUM LOCATOR MAP



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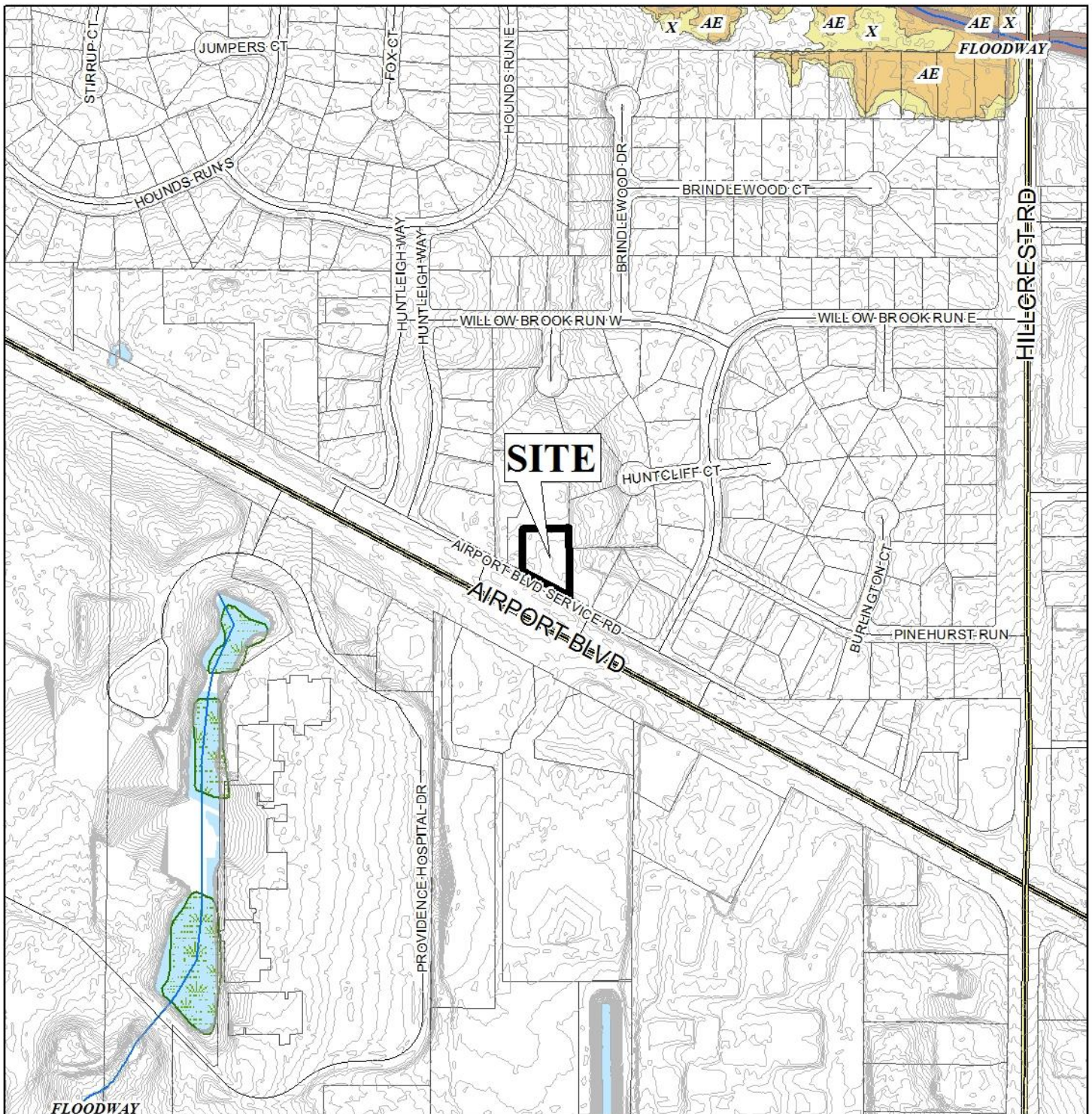
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Low Density Residential	Neighborhood Center- Traditional	Downtown Waterfront	Water Dependent
Mixed Density Residential	Traditional Corridor	Light Industry	Parks & Open Space
Downtown	Neighborhood Center- Suburban	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. A restaurant lies southwest of the site.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. A restaurant lies southwest of the site.

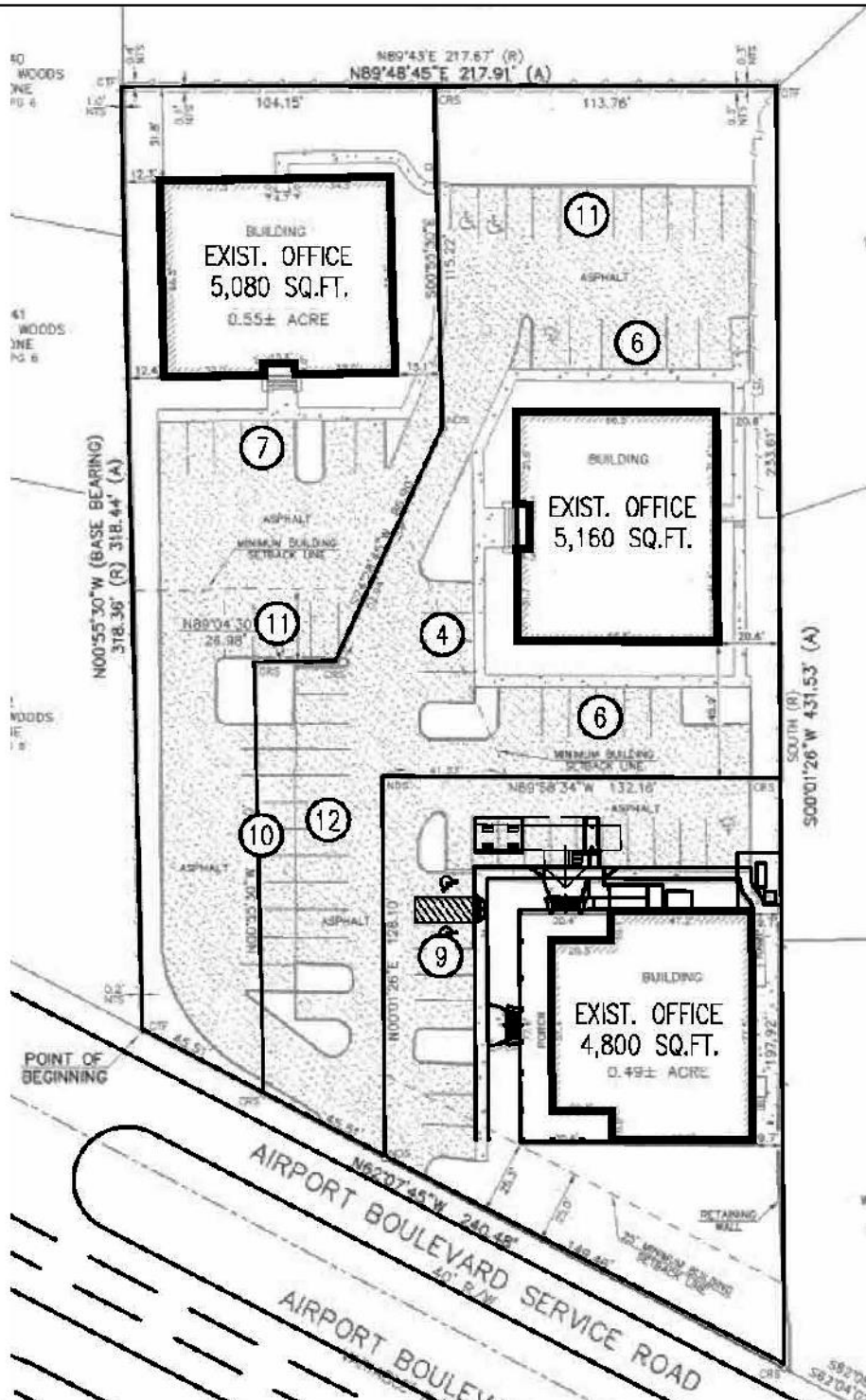
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DETAIL SITE PLAN



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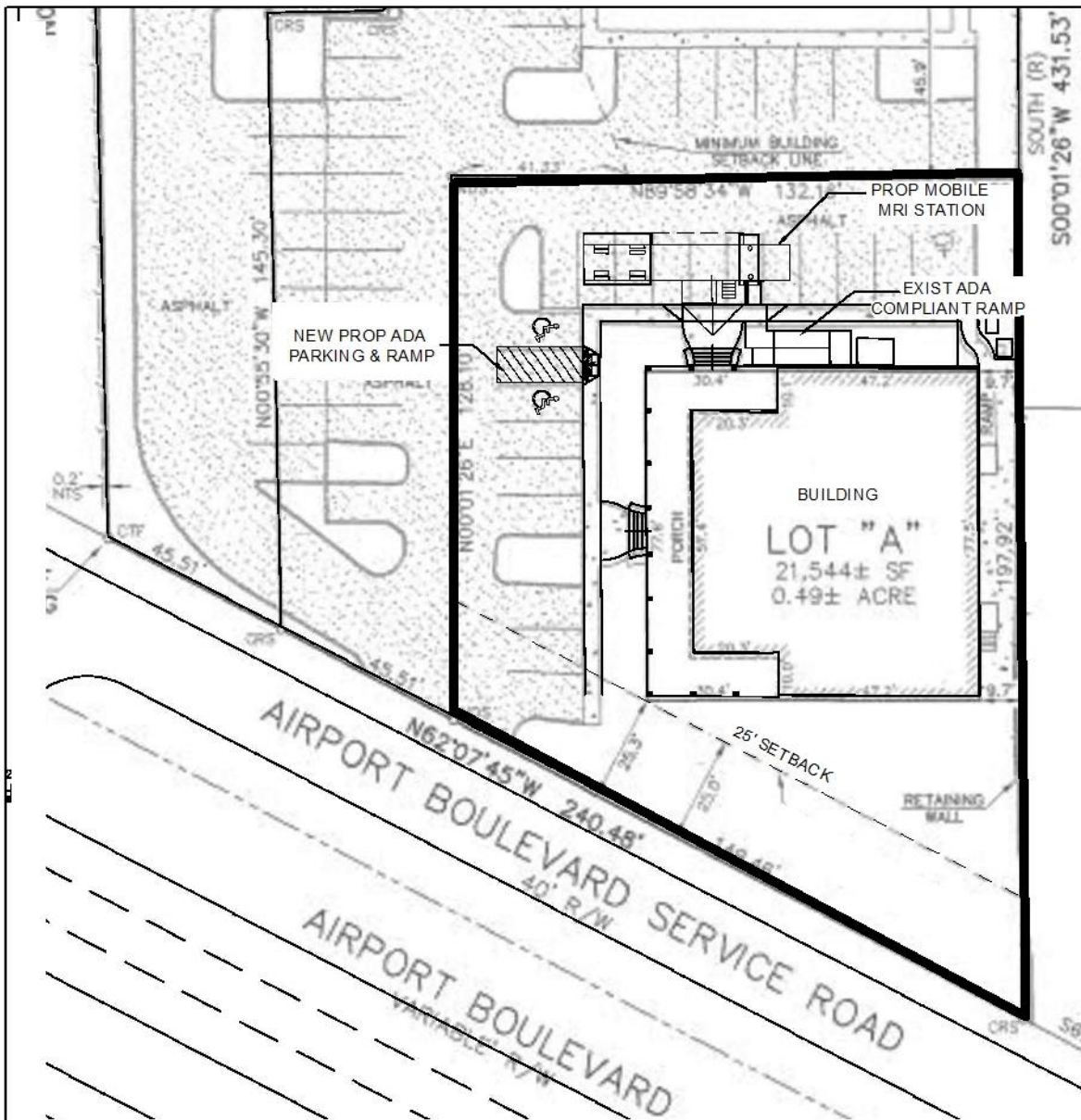
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SITE PLAN



The site plan illustrates the existing building, parking, and proposed mobile MRI station.

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